SIKKIM

GOVERNMENT GAZETTE

EXTRAORDINARY
PUBLISHED BY AUTHORITY

Gangtok **Tuesday 2nd December 2025** **No. 455**

GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT

No. 27/UDD/2025 **Dated: 02.12.2025**

NOTIFICATION

In exercise of the powers conferred by clause (o) of sub-section (2) of section 119 read with chapter VIII and IX of the Sikkim Town and Country Planning Act, 2024 (Act No. 10 of 2024), the State Government hereby makes the following rules, namely:-

CHAPTER – I

PRELIMINARY

Short title, extent, application and commencement

1. (1) These rules may be called the **Sikkim Land Assembly and Development Scheme Rules, 2025.**

(2) They shall extend to the whole of Sikkim.

(3) These rules shall apply to, –

(a) all Development Authorities constituted under sub-section (3) of section 21 of the Sikkim Town and Country Planning Act, 2024;

(b) all Development Schemes prepared and implemented under chapter VIII of the Act involving Land Assembly;

(c) all landowners, occupiers, developers and stakeholders whose land or property falls within an area declared for the purposes of land assembly and development scheme; and

(d) any public, private or joint development undertaken with the Scheme Area.

(4) They shall come into force on the date of their publication in the Official Gazette.

Definitions

2. (1) In these rules, unless the context otherwise requires, –

(a) **"act"** means the Sikkim Town and Country Planning Act, 2024 (Act No. 10 of 2024);

(b) **"betterment charge"** means a charge levied on landowners whose land value has increased due to implementation of the Scheme;

(c) **"commencement certificate"** means a written permission issued by the Authority for undertaking development work within the Scheme Area;

(d) **"final scheme"** means the scheme sanctioned by the State Government under the Act and these rules, incorporating the reconstitution of plots, reservations for public purposes, cost apportionment and implementation arrangements;

(e) **"form"** means the form appended to the rules;

(f) **"land assembly"** means the assembly of land parcels owned by different persons in a specified area, for their combined planning, servicing and redistribution as reconstituted plots, with deductions made for infrastructure, amenities and public purposes, in accordance with these rules;

(g) **"original plot"** means the plot of land held by a landowner before the implementation of the Scheme;

(h) **"ownership certificate"** means a certificate issued by the Authority as proof of the owner's rights over the reconstituted plot, after sanction of the Final Scheme;

(i) **"reconstituted plot"** means the final plot allotted to a landowner in exchange for the original plot, after deducting area for infrastructure and public use and adjusting for value equivalence;

(j) **"scheme area"** means the area notified under these rules for the purpose of implementing a Land Assembly and Development Scheme.

(2) The words and expressions used and not defined in these rules but defined in the Act shall have the same meaning respectively assigned to them in the Act.

CHAPTER–II

PURPOSE AND SCOPE

Purpose

3. (1) A Land Assembly and Development Scheme (hereinafter referred to as "the Scheme") shall be prepared and implemented for the purpose of, –

(a) ensuring the planned, coordinated and sustainable development of land within the Scheme Area;

(b) providing or upgrading infrastructure and public amenities including but not limited to roads, drainage, sewerage, water supply, electricity, solid waste management, open spaces and social infrastructure;

(c) reconstituting and reallocating plots to landowners in a manner that optimizes land use, ensures accessibility and complies with the Master Plan;

(d) reserving land for public purposes such as parks, playgrounds, schools, health centers, markets, parking areas, public transport and public utilities;

(e) equitably distributing the benefits and burdens of urban development among all stakeholders through proportional land deduction and fair compensation;

(f) facilitating the rehabilitation or relocation of affected persons, where necessary; and

(g) promoting environmentally sustainable development and climate-resilient urban form.

Scope

4. (1) Without prejudice to the generality of rule 3, the Scheme may include provisions for any of the following purposes, as provided under sub-section (1) of section 58 of the Act, namely:-

(a) the laying out or relaying out of land, either vacant or already built upon;

(b) the construction and alteration of streets, roads, lanes, towers and other means of access;

(c) the drainage, sewage, water supplyand lighting arrangements;

(d) the provision of open spaces, gardens, recreational areas, playfields, green buffersand social infrastructure such as schools and health centers;

(e) the reservation of land for public purposes such as municipal or government buildings, social housing, utilities, public transportation terminals and other infrastructure;

(f) the reconstitution of plots, whether by the alteration of boundaries, exchange, or any other mode, for the purpose of securing suitable plots for building purposes;

(g) the execution of works for the improvement or development of the area;

(h) the provision of amenities directly or indirectly connected with the development of the area;

(3) The declaration shall be as per Form I, including, –

(a) name of Scheme Area;

(b) a statement of objectives and development intent;

(c) boundary details of the Scheme Area with its total area under Schedule I; and

(d) an invitation for preliminary representations within 30 (thirty) days from the publication date.

(4) Copies of the plan and explanatory note shall be open to public inspection at the office of the Authority during working hours.

(5) A copy of the declaration shall be sent to the concerned offices for information.

Effect of declaration

11. (1) From the date of publication of the declaration, –

(a) no development, construction, or change of land use shall be undertaken in the Scheme Area without the written permission of the Authority; and

(b) such permission shall be granted only if development, construction or change of land is consistent with the proposed objectives of the Scheme.

CHAPTER – IV

PREPARATION AND PUBLICATION OF DRAFT SCHEME

Preparation of draft scheme

12. (1) The Authority shall, within 12 (twelve) months from the date of publication of the declaration of intention specifying the name of the Scheme Area under rule 10(3), prepare a Draft Land Assembly and Development Scheme for the Scheme Area, subject to such extension of time as may be permitted under rule 17.

(2) The Draft Scheme shall, –

(a) conform to the provisions of the Master Plan;

(b) be consistent with the purposes and scope outlined in chapter II of these rules;

(c) incorporate proposals for land assembly, reconstitutionand equitable distribution of benefits and liabilities among landowners; and

(d) provide for the laying out or re-laying out of land for infrastructure, amenitiesand public purposes.

Inclusion of additional area

13. (1) If, before submission of the Draft Scheme to the State Government, the Authority considers it necessary to include additional land for better planning integration, such inclusion shall be preceded by, –

(a) a supplementary plan showing the additional area;

(b) publication of a notice in the Official Gazette, in 2 (two) local newspapers (one in the regional language) and on the official website or Government website as applicable; and

(c) public inspection and representations in the manner set out in rule 15.

(2) Upon inclusion of the additional area, all provisions applicable to the original Scheme Area shall apply to such additional area.

Contents of draft scheme

14. (1) The Draft Scheme shall contain, so far as may be necessary, –

(a) draft Scheme Number and Scheme Area Name;

(b) the ownership, area and tenure of each original plot;

(c) the Cadastral and Base Map as stated under rule 6(2) and rule 6(3), respectively.

(d) reservation, acquisition, or allotment of land required for public purposes, with a general indication of the intended uses;

(e) the extent of alteration to plot boundaries by reconstitution;

(f) layout or re-layout of land, including comprehensive development areas;

(g) the incremental rate for arriving at the value of the reconstituted plot;

(h) a redistribution and tentative valuation statement as per Form II showing the estimated amount to be paid to or by each of the owner included in the Scheme Area;

(i) the estimates, detailed description and approximate date of completion of all the works contemplated for roads, drainage, water supply, electricity, open spaces and other infrastructure;

(j) an estimate of the total financial expenditure of the Scheme as per Form III, sources of funding and cost recovery mechanism;

(k) proposals for filling up low-lying areas or improving unhealthy sites;

(l) the mechanism for disposal of surplus assets, if any;

(m) arrangements for management and maintenance of infrastructure;

(h) mechanisms for operation and maintenance of infrastructure; and

(i) any other matter necessary for implementation.

Submission and sanction of final scheme

29. (1) The Authority shall submit the Final Scheme to the State Government.

(2) The State Government may, –

(a) sanction the Final Scheme with or without modifications;

(b) return it for further revision; or

(c) refuse to sanction it, with recorded reasons.

(3) The sanction shall be notified in the Official Gazette and copies of the Final Scheme shall be made available for public inspection and sale.

Effect of sanction of final scheme

30. (1) On and after the date fixed in the notification sanctioning the Final Scheme, –

(a) all lands required by the Authority or the Government for public purposes under the Scheme shall vest absolutely in the State Government or the Authority free from all encumbrances;

(b) all rights in the original plots that have been reconstituted shall be extinguished and the reconstituted plots shall be deemed to be subject to the rights settled by the Authority;

(c) all liabilities calculated by the Authority shall be enforceable as sums due under the Act.

Issuance of land assembly ownership certificate

31. (1) Within 60 (sixty) days from the date of publication of the Final Scheme, the Authority shall issue a Land Assembly Ownership Certificate as per Form VII to each eligible landowner, after obtaining the prior concurrence from Land Revenue and Disaster Management Department.

(2) The Ownership Certificate shall contain, –

(a) particulars of the landowner's original plot and the corresponding reconstituted plot;

(b) details of ownership, tenure and area;

(c) a duly authenticated sketch of the reconstituted plot; and

(d) a schedule of boundaries of the land as incorporated in the Final Scheme.

(3) The Ownership Certificate shall be issued in triplicate, with, –

(a) one copy retained in the records of the Authority;

(b) one copy forwarded to the Land Revenue and Disaster Management Department; and

(c) one copy delivered to the landowner concerned.

CHAPTER – VII

IMPLEMENTATION AND DEVELOPMENT CONTROL

Applicability of development restrictions

32. (1) From the date of publication of the declaration of intention to prepare a Scheme under rule 10, no development or change of land use within the Scheme Area shall be undertaken without written permission from the Authority.

(2) These restrictions shall remain in force until, –

(a) the Scheme is withdrawn; or

(b) the Final Scheme comes into operation.

Permission for development works

33. (1) All applications for development within the Scheme Area shall be made to the Authority as per Form VIII.

(2) The Authority may, for the purpose of considering such application, require the applicant to furnish in writing such additional information, documents, or clarifications as may be deemed necessary.

(3) Every order granting or refusing permission shall be communicated to the applicant by registered post or by any other legally recognized means of communication, with a copy forwarded to the office of the Chief Town Planner and local body for record.

(4) Every permission for development granted shall remain valid for a period of 8 (eight) years from the date of issue of such permission. The expiry of such permission shall not preclude the applicant from making a subsequent application for fresh permission.

Commencement certificate

34. (1) Upon receiving the application for development permission, the Authority shall, after inquiry and ensuring conformity with the Draft or Final Scheme, –

(a) grant a Commencement Certificate as per Form IX;

(b) refuse the application with reasons recorded in writing; or

(c) grant permission subject to such conditions as it considers necessary for Scheme implementation.

(2) If no decision is communicated within 2 (two) months of receipt of application, the permission shall be deemed to have not been granted.

Enforcement against unauthorized development

35. (1) If any person undertakes development or changes the use of land or building without a Commencement Certificate or in violation of its conditions, the Authority may, –

(a) issue a stop-work notice as per Form X and direct to restore the land or building to its original condition within 15 (fifteen) days from the issue of notice; or

(b) direct removal, demolition, or alteration of unauthorized work.

(2) Expenses incurred for such enforcement shall be recoverable from the person in default.

Enforcement against encroachment

36. (1) If any person is found to have encroached upon any land, infrastructure, reservation, or public space falling within the area of an approved Scheme, the Authority shall issue a written notice in Form XI to such person, calling upon them to remove the encroachment within the 21 (twenty-one) days from the date of issue of notice.

(2) Notwithstanding anything contained in sub-rule (1), service of notice shall be affected by, –

(a) delivering a copy personally to the encroacher; or

(b) delivering it to a member of their family at the usual place of residence; or

(c) serving it upon their authorized agent; or

(d) affixing a copy in a conspicuous part of their last known residence; or

(e) affixing a copy in any part of the land or area encroached upon.

(3) If the encroacher fails to remove the encroachment within the period specified in the notice, the Authority shall, –

(a) report the matter to the jurisdictional Police Station, including the Area Station House Officer, for initiation of proceedings under applicable law; and

(b) proceed to remove such encroachment by administrative action, using such measures as may be necessary for securing possession of the encroached land.

(4) The cost of removal, including expenses incurred for demolition, clearance, transportation and restoration of the land, shall be recoverable from the encroacher.

CHAPTER – VIII

FINANCIAL PROVISIONS

Cost of the scheme

37. (1) The Authority shall calculate the cost of implementing the Land Assembly and Development Scheme that includes, but not be limited to, –

(a) all sums spent or estimated to be spent by the Authority in the preparation, making and execution of the Scheme;

(b) all sums payable as compensation for land or rights acquired under the Scheme;

(c) all sums payable as compensation for land reserved or designated for any public purposes or for the Authority which are solely beneficial to the owners of land or residents within the Scheme Area;

(d) such portion of the sums payable as compensation for land reserved or designated for any public purposes or for the Authority which is beneficial partly to the owners of land or residents within Scheme Area and partly to the general public, as is attributable to the benefit accruing to the owners of land or residents within Scheme Area;

(e) all legal expenses incurred by the Authority in making and execution of the Scheme;

(f) any amount by which the total value of the original plots exceeds the total value of the reconstituted plots, such value being estimated at market value as on the date of declaration of intention to make the Scheme, inclusive of existing buildings and works but exclusive of improvements arising from alteration of plot boundaries;

(g) 20 (twenty) percent of the cost of infrastructure provided in the area adjacent to the Scheme Area, where such infrastructure is necessary for, or incidental to, the implementation of the Scheme;

(h) survey, mapping and planning expenses including preparation of base maps and cadastral records;

(i) cost of reconstitution, demarcation and allotment of plots;

(j) development and construction of infrastructure, civic amenities, public facilities and utilities; envisaged under the Scheme;

(k) establishment and administrative expenses for Scheme execution; and

(l) any other expenditure considered necessary for fulfilling the objectives of the Scheme. With prior approval of the State Government.

(2) Where the total value of the reconstituted plots exceeds the total value of the original plots, the excess shall be deducted in arriving at the cost of the Scheme as defined in sub-rule (1).

(3) The Authority shall prepare a Cost–Benefit statement detailing the total cost of the Scheme, funding sources, recovery mechanisms and benefit distribution among stakeholders.

Estimation of value of original and reconstituted plots

38. (1) The valuation of Original Plot and Reconstituted Plot shall be carried out in the following manner:

Total Original Plot Value	=	Original Plot Area X Original Plot Rate Where, Original Plot Rate is the prevailing guideline value as on the date of declaration of intention to prepare the Scheme.
Undeveloped Reconstituted Plot Rate	=	Original Plot Rate + Additional Rate based on the location and potential of the Reconstituted Plot
Increment Rate	=	Unit rate of cost of infrastructure works, including, – (a) development of roads and bridges with all components above and below ground such as pavements, street lighting, signage, landscaping and street furniture; (b) provision of underground and surface networks for water supply, sewage, storm water drainage, electricity, gas,telecom and ducts for utilities; (c) solid waste management structures, green open spaces, parks, plazas and community amenities; (d) conservation, development and protection of natural resources such as lakes, ponds, springs, jhoras and water bodies, including construction of culverts and small bridges over watercourses.
Developed Reconstituted Plot Rate	=	Undeveloped Reconstituted Plot Rate + Increment RateTotal Reconstituted Plot
Value	=	Reconstituted Plot Area X Developed Reconstituted Plot Rate

Calculation of increment

39. (1) The increment shall mean the amount by which the market value of any plot, as on the date of declaration of intention to prepare a Scheme, with reference to improvements proposed under the Scheme (assuming the Scheme has been completed), exceeds the market value of the same plot without such improvements.

(2) In estimating the increment, the value of any building or work already erected or under construction on the plot shall not be considered.

Betterment charges

40. (1) The cost of the Scheme shall be recovered wholly or in part by way of betterment charges levied by the Authority on each Reconstituted Plot, in proportion to the increment in value estimated to accrue to such plot as a result of the Scheme, subject to the following conditions, namely:-

(a) where the cost of the Scheme does not exceed half the increment, the cost shall be met wholly by betterment charges and the excess increment shall accrue to the owner;

(b) where a plot is subject to a mortgage with possession or lease, the Authority shall determine the proportion in which the mortgagee or lessee and the mortgagor or lessor, shall bear such charges;

(c) no betterment charges shall be levied on a plot reserved, allotted, or used exclusively for a public purpose or for the Authority, where such use is solely beneficial to the owners of land or residents within the Scheme Area; and

(d) where a plot is reserved, allotted, or used for purposes beneficial partly to the Scheme Area and partly to the general public, the Authority shall apportion betterment charges in proportion to the benefit accruing to the landowners or residents within the Scheme Area.

(2) The owner of each Reconstituted Plot shall be primarily liable for the payment of betterment charges in respect of such plot.

(3) On approval of the Final Scheme by the State Government, the Authority shall issue demand notices for payment of betterment charges to the respective landowners.

(4) Landowners shall make such payment within 60 (sixty) days of the date of demand, extendable by a maximum period of 30 (thirty) days subject to payment of interest at 12 (twelve) percent per annum.

(5) Where an owner holds multiple Reconstituted Plots, the total liability shall be distributed proportionately across such plots, unless otherwise agreed between the owner and the Authority.

(6) The difference in value between the Original Plots and the Reconstituted Plots of an owner shall be adjusted against the betterment charges payable. Where such adjustment results in a reduction, the Authority may, at the request of the owner, grant

equivalent Floor Area Ratio (FAR) or Floor Space Index (FSI) in lieu thereof.

(7) If an owner of an Original Plot is not allotted a Reconstituted Plot under the Scheme, or where the contribution leviable is less than the adjustment to be made, the Authority shall compensate the owner in cash, or through alternate land, or by granting Floor Area Ratio or Floor Space Index, as may be agreed upon.

(8) In no case shall the betterment charges levied exceed 50 (fifty) percent of the increment in value, unless otherwise notified by the State Government.

(9) Betterment charges shall be payable either in lump sum or in such installments as may be specified in the Final Scheme.

Compensation

41. (1) The owner of any property or right that is adversely affected by the making of a Scheme shall be entitled to compensation from the Authority, or from the beneficiary, or partly from both, as may be determined by the Authority.

(2) Compensation shall be payable for, –

(a) land reserved for public purposes in excess of the proportionate deduction under assembly;

(b) loss arising from discontinuance of use or extinguishment of rights as per the Final Scheme;

(c) extinguishment of easement or proprietary rights due to reconstitution.

(3) Compensation shall be computed on the basis of market value as on the date of declaration of intention to prepare the Scheme, excluding the effect of improvements proposed under the Scheme.

(4) Claims for compensation shall be submitted within three months from the date of notification of the Sanctioned Draft Scheme.

(5) Where alternate land or a Reconstituted Plot of equivalent value and utility is provided in lieu of the Original Plot, monetary compensation shall be reduced accordingly.

(6) As far as possible, payments due shall be adjusted against the owner's account with the Authority in respect of the Reconstituted Plot, failing which they shall be paid in cash or by any other method mutually agreed upon.

Cost recovery from beneficiaries

42. (1) All costs and charges relating to the Scheme shall be apportioned among landowners and beneficiaries in proportion to the benefits derived.

(2) The Authority may recover such costs, –

(a) as betterment charges;

(b) through sale or lease of reserved plots; or

(c) by any other means approved by the State Government.

(3) Amounts due under this rule shall be recoverable as arrears of land revenue.

Land value capture from public sale

43. (1) The Authority may earmark certain reconstituted plots for sale, lease, or public–private development to generate revenue for financing the Scheme.

(2) Such disposal shall follow a transparent process of tender, auction, or allotment as per governing laws.

Maintenance fund

44. (1) A Scheme Maintenance Fund shall be created for operation and upkeep of infrastructure and amenities provided under the Scheme.

(2) The Fund shall be financed by, –

(a) contributions from allottees and beneficiaries;

(b) revenue from commercial use of community assets; and

(c) grants from the State Government or other agencies.

(3) The Authority shall maintain separate accounts for the Fund, subject to annual audit.

Financial oversight and reporting

45. (1) The Authority shall prepare an Annual Financial Statement of all receipts and expenditures relating to the Scheme.

(2) The accounts shall be audited by the Accountant General of Sikkim or another agency designated by the State Government.

(3) Audit reports shall be placed before the State Government and made available to the public.

CHAPTER – IX

DISPUTE RESOLUTION AND APPEALS

Jurisdiction for disputes

46. (1) All disputes arising out of the preparation, implementation, or enforcement of a Land Assembly and Development Scheme shall be decided by such authority as the Government may by notification, designate under the Act.

(2) No civil court shall have jurisdiction in matters that are required under the Act to be determined by the Authority, the Chief Town Planner, or the State Government, except where expressly permitted by law.

Dispute resolution by the authority

47. (1) The Authority shall resolve disputes relating to, –

(a) ownership and title verification for Scheme purposes;

(b) valuation of original plots and reconstituted plots;

(c) determination of betterment charges;

(d) apportionment of costs and liabilities under the Scheme;

(e) compensation for land reserved for public purposes; and

(f) any other matter incidental to implementation of the Scheme.

(2) The Authority shall afford reasonable opportunity of hearing to all concerned parties before issuing a decision.

(3) All decisions shall be recorded in writing with reasons.

Appeals to the state government

48. (1) Any person aggrieved by a decision of the Authority may prefer an appeal to the Appellate Authority within 60 (sixty) days from the date of communication of such decision. The Appellate Authority shall be such as the State Government may, by notification appoint.

(2) The Appellate Authority may confirm, vary, or set aside the decision appealed against, or pass such orders as may be necessary for ensuring justice and equity.

(3) The orders of the Appellate Authority shall be final and binding on all parties.

(4) Notwithstanding anything contained in sub-rule (3), the parties may prefer writ application under Article 226 of the Constitution against the order passed by Appellate Authority.

CHAPTER – X

MISCELLANEOUS PROVISIONS

Modification or revocation of scheme

49. (1) The State Government may, on the recommendation of the Chief Town Planner and the concerned Authority, modify or revoke a Scheme by notification in the Official Gazette.

(2) No modification or revocation shall be made without, –

(a) giving public notice of the proposal; and

(b) providing an opportunity for objections and suggestions from stakeholders within 30 (thirty) days.

(3) Where the Scheme is revoked after commencement of works, the Authority shall, –

(a) settle accounts for costs incurred; and

(b) determine compensation or refunds as per the provisions of the Act.

Withdrawal of scheme

50. (1) The State Government may withdraw a Scheme before its final sanction if, –

(a) it becomes impracticable or uneconomical; or

(b) public interest so requires.

(2) Such withdrawal shall be notified in the Official Gazette and all restrictions under rule 32 shall cease to operate.

Records and documentation

51. (1) The Authority shall maintain a complete record of, –

(a) surveys, plans and maps used for the Scheme;

(b) all objections, suggestions and public consultation proceedings;

(c) all notifications, orders and appeals; and

(d) financial accounts, including betterment charges, compensation payments and recovery statements.

(2) All records shall be preserved for at least 10 (ten) years after completion of the Scheme and shall be open to public inspection on payment of prescribed fees by notification in the Official Gazette.

Penalties

52. (1) Any person who, –

(a) undertakes development without permission in a Scheme Area;

(b) violates conditions of a Commencement Certificate; or

(c) obstructs lawful entry, survey, or work by the Authority; shall be liable for penalties under section 50 of the Act, in addition to restoration or demolition as ordered by the Authority.

Power to issue guidelines

53. (1) The State Government may, from time to time, issue detailed guidelines, forms and instructions for the effective implementation of these rules, consistent with the provisions of the Act.

Removal of difficulties

54. (1) If any difficulty arises in giving effect to the provisions of these rules, the State Government may, by order published in the Official Gazette, take such measures not inconsistent with the Act as may be necessary for removing the difficulty.

By order.

Jitendra Singh Raje, IAS
Commissioner-cum-Secretary
Urban Development Department
Government of Sikkim
File No. T(3021)TP/E/UDD/2025

GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT

FORM I: Publication of Declaration of Intention to make the Land Assembly Scheme
(see rule 10(3))

No. **Date:**

Declaration of Intention to make the Land Assembly& Development Scheme for .....[Name of Scheme Area]

1. It is hereby published for the information of all concerned that in exercise of the powers conferred by clause (o) of sub-section (1) of section 119 read with chapter VIII and IX of the Sikkim Town and Country Planning Act, 2024 (Act No. 10 of 2024), the [Name of Development Authority] has, with the approval of the State Government, declared its intention to prepare and implement a Land Assembly and Development Scheme for the area specified in the Schedule to this notification, hereinafter referred to as the Scheme Area_____, vide Notification No. [ ], dated [ ].

2. Thestatement of objectives and development intention of the Scheme Area are as follows:
   a) _____
   b) _____
   c) _____

3. A copy of the base map, statement of objectives and development intent and summary of the Feasibility Report, to be included in the [Name of the Scheme Area] is kept open for inspection by landowners and the general public for 30 (thirty) days from the date of this publication at:
   a) The Office of the [Name of Development Authority/Chief Town Planner], during working hours from 11 a.m. to 4 p.m. on all working days;
   b) The Notice Board of the Authority/ Urban Development Department; and
   c) The official websiteof the Authority or a Government website in its absence.

SCHEDULE- I

Name of Scheme Area:			
Village/Town/Area:			
Local Body:			
District:			
Sl. No	**Survey No.**	**Sub division No.**	**Area (in square meter)**
1			
....			
TOTAL AREA			

Place:

Date: **Signature of Development Authority**

GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT

FORM II: Redistribution and Tentative Valuation Statement

(see rule 14(1)(h))

Draft Scheme No.: _____

Name of Scheme Area: _____

Sl. No	Name of Owner	Tenure	Survey No.	Original Plot				Final/Reconstituted Plot						Compensation (₹)	Increment (₹)	Increment Contribution (₹)	Betterment Charges (₹)	Remarks
				Number	Area in sq.m.	Value in Rupees per sq.m.		Number	Area in sq.m.	Value in Rupees per sq.m. for Undeveloped		Value in Rupees per sq.m. for Developed						
						Exclusive of Structures	Inclusive of Structures			Exclusive of Structures	Inclusive of Structures	Exclusive of Structures	Inclusive of Structures	Column (10b) minus Column (7b)	Column (11) minus Column (10a)	50% of Column (14)		
(1)	(2)	(3)	(4)	(5)	(6)	(7a)	(7b)	(8)	(9)	(10a)	(10b)	(11a)	(11b)	(13)	(14)	(15)	(16)	(17)

Date:

Signature of Development Authority

GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT

FORM III: Estimated Financial Expenditureof Land Assembly and Development Scheme
(see rule 14(1)(j))

Draft Scheme No.: _____

Name of Scheme Area: _____

Sl. No.	Particulars	Amount in
1.	Estimated expense of works	
2.	Expenses shown in Redistribution and Tentative Valuation Statement (total of Column (13) of Form II)	
3.	Cost of preparation and publication of Draft Scheme	
4.	Compensation	
5.	Legal expenses	
6.	Compensation in respect of Property or Right adversely affected	
7.	Cost of demarcation	
A	**Total expenses (A)**	
8.	Total of the increments (total of Column (14) of Form II)	
9.	Proportion of increment to be contributed by each land holder/ land owner	
10.	Total of the contribution	
11.	Value/ cost of the plots coming to Appropriate Planning Authority as amenity, Economically Weaker Section and sale	
B	**Total contribution (B)**	
	Net cost of the Scheme to appropriate planning authority (A)-(B)	

Date:

Signature of Development Authority

GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT

FORM IV: Manner of Placing Objection or Suggestions by Owner of Land on the Draft Scheme
(see rule 16(3))

To
The Designated Officer
_____ Development Authority

Date:

Subject: Objection/Suggestions placed by Owner of land on the Sanctioned Draft Scheme - Reg.

Madam/Sir,

The _____ Authority has published the Sanctioned Draft Scheme (Draft Scheme No._____ and Name of the Scheme Area_____) vide Notification No. _____ dated _____ and my parcel of land part of such scheme.

I hereby submit my objection/suggestions to the implementation of the Land Assemblyand Development Scheme for the reasons detailed in the Schedule hereunder, :

SCHEDULE

Draft Scheme No.:				
Name of Scheme Area:				
Sl. No.	**Name of the Owner**	**Description of Land (Address and Survey No.)**	**Extent of Land (square meter)**	**Reason for Objecting to Scheme (or) Suggestions to Scheme**
1				

Thanking you

Yours faithfully

Name and Signature of the Land Owner

GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT

FORM V: Reconstituted Plot Details from the Sanctioned Draft Scheme
(see rule 23(1))

No. **Date:**

To

_____
(Name and address of Owner)

Date:

Subject: **Reconstituted Plot Details of the Sanctioned Draft Scheme**

Draft Scheme No.:_____

Name of the Scheme Area:_____

Madam/Sir,

The details of the Original Plot and the corresponding Reconstituted Plot from the Sanctioned Draft Scheme by the Government vide Notification No. [ ], dated [ ] is extracted below for your reference:

Draft Scheme No.:					
Name of Scheme Area:					
Sl. No	**Original Plot No.**	**Area of Original Plot (sq.m.)**	**Reconstituted Plot No.**	**Area of Reconstituted Plot (sq.m.)**	**Remarks**

Seal and Signature of the Authority

GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT

FORM VI: Extract of Authority's Decision in Final Scheme
(see rule 24(2)(f))

No. **Date:**

To

_____
(Name and address of Owner)

Date:

Subject: **Reconstituted Plot Details of the Sanctioned Draft Scheme**

Draft Scheme No.: _____

Name of the Scheme Area: _____

Madam/Sir,

Please find attached herewith, the decision in respect of the Original Plot No. _____ in Survey No._____ of _____, as required by Rule 26(2)(f) of Sikkim Land Assembly and Development Scheme Rule, 2025:

Sl. No	Original Plot No.	Area of Original Plot (sq.m.)	Rate of Original Plot (per sq.m)	Remarks

Sl. No	Reconstituted Plot No.	Area of Reconstituted Plot (sq.m.)	Rate of Reconstituted Plot(per sq.m)	
			Without Contemplated Improvements	With Contemplated Improvements

The compensation payable to you: ₹ .....

Amount of Betterment Contribution payable by you: ₹ .....

Estimated amount of the increment: ₹ .....
Amount of incremental contribution: ₹ .....

The compensation: ₹ .....

Net amount of contribution: ₹ .....

Net amount payable to you: ₹ .....

It is to further to inform you as follows:

(1) The Final Scheme drawn up will be available for inspection in the office of the Designated Officer on all days except holidays during office hours with all the plans, details of the expenditure, forms and details of the calculation for the plot, sales statement, sales plan, detailed valuation of each and every plot and my decisions. Necessary arrangements are also made for explaining the information as above.

(2) All the decisions are subject to modifications in accordance with the decisions passed in the Appeal. If you are aggrieved by any of the above decisions, you may present the appeal to the Authority.

Seal and Signature of the Authority

GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT

FORM VII: Land Assembly Ownership Certificate
(see rule 31(1))

No. **Date:**

Land Assembly Ownership Certificate

Whereas, in pursuance of the Final Scheme published in the Government of Sikkim Gazette No. [ ], dated [ ], under the provisions of the Sikkim Town and Country Planning Act, 2024 and the Sikkim Land Assembly and Development Scheme Rules, 2025, it is hereby certified that:

Shri/Smt. _____,

Son/Daughter/Wife of _____,

resident of _____,

is vested with ownership rights over the Reconstituted Plot described hereunder, in lieu of the Original Plot held by the said owner within the Scheme Area.

Original land holding of the owner	Village/Town	
	District	
	Survey No.	
	Area (square meter)	
	Owner Names	
Original Plot	No.	
	Area (square meter)	
Reconstituted Plot	No.	
	Area (square meter)	
	Survey no. and sub division no.	
Bounded by	East	
	North	
	West	
	South	

1. This certificate shall be conclusive proof of title to the Reconstituted Plot described herein and the Owner shall have full, transferable and heritable rights over the said plot, subject to the provisions of the Act and these Rules.
2. All rights, liabilities, mortgages, leases, easements, or other interests subsisting or created over the Original Plot shall, upon the coming into force of the Final Scheme, stand automatically transferred and attached to the corresponding Reconstituted Plot.

Seal and Signature of the Authority

GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT

FORM VIII: Application for Seeking Permission for Development
(seerule 33(1))

To
The Designated Officer
_____ Development Authority

Date:

Subject: Application for Seeking Permission for Development

Madam/Sir,

I am herewith seeking permission to carry out the under mentioned development work in the area declared for Scheme Area _____as part of the Sikkim Land Assembly and Development Scheme Rules, 2025:

1.	Name of the Applicant(s)	
2.	Postal Address for communication and contact number with email ID	
3.	Applicant's interest in land with revenue records	
4.	Description of land for which permission is sought for: (i) Revenue block and Survey Number (ii) Extent of the land (iii) Name of the Land Assembly and Development Scheme (iv) Reconstituted Plot Number and extent	
5.	Present use of the land and/or the building. If they are to be put to more than one kind of use, please give details of each use.	
6.	Please describe in short, the development work stating the proposed use of land and for the building. If land and/or the building are to be put to more than one use, please give details of each use.	
7.	Please give date of sanction and reference number with a copy of the sanctioned layout.	
8.	For residential use, number of dwelling units and floor area on each floor.	

Thanking you

Yours faithfully

Name and Signature of the Applicant

GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT

FORM IX: Commencement Certificate
(seerule 34(1)(a))

No. **Date:**

Commencement Certificate

Whereas Shri/Smt. _____, Son/Daughter/Wife of _____, residing at _____, has applied to undertake development works in the area covered under the [Name of Land Assembly and Development Scheme] in accordance with the provisions of the Sikkim Town and Country Planning Act, 2024 (Act No. 10 of 2024) and the Sikkim Land Assembly and Development Scheme Rules, 2025;

And whereas the application, plans and particulars submitted have been duly examined and found to be in conformity with the [Sanctioned Draft Scheme / Final Scheme], the approved Master Plan and other applicable laws and regulations;

NOW THEREFORE, in exercise of the powers conferred under Rule 26 of the Sikkim Land Assembly and Development Scheme Rules, 2025, the [Name of Development Authority] hereby grants this Commencement Certificate subject to the conditions set out below.

Part I – Particulars of Permission

1. **Name of Scheme:** _____

2. **Survey No./Plot No. and Sub-Division No.:** _____

3. **Location: Village/Town** _____, **District** _____

4. **Nature of Development Permitted:**

   •
   •

5. **Reference to Approved Plan/Permit No.:** _____

Part II – Conditions of Permission

1. The development shall be carried out strictly in accordance with the sanctioned plan and specifications approved by the Authority.

2. No deviation from the approved layout, land use, or building regulations shall be made without prior written approval of the Authority.

3. This Certificate shall not be construed as exempting the applicant from obtaining any other statutory clearances required under law.

4. Construction shall commence within 2 (two) years from the date of issue and be completed within the validity period of 8 (eight) years, unless renewed in accordance with these rules.

5. All works shall comply with the Sikkim Building Construction Regulations, 1991, environmental protection measures and applicable safety standards.

6. The Authority reserves the right to revoke or suspend this Certificate in the event of any violation of the conditions, or if it is found that the permission was obtained by misrepresentation or suppression of facts.

Issued under the seal of the [Name of Development Authority]

Place : _____

Date : ____/_____20____

(Signature)

Name : _____

Designation : _____

[Seal of the Authority] _____

GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT

FORM X: Notice to Remove Unauthorized Development
(see rule 35(1)(a))

No. **Date:**

To

_____
(Name and address of Defaulter)

Date:

Subject: **Notice to Remove Unauthorized Development**

Scheme No.: _____

Name of the Scheme Area: _____

It has been found that development work has been carried out on the subject site without obtaining the required permission, or in deviation from the permission granted, under the provisions of the Sikkim Town and Country Planning Act, 2024 and the Sikkim Land Assembly and Development Scheme Rules, 2025.

You are hereby directed to restore the land/building at the subject site to its original condition before such unauthorized/deviated development took place, within 15 (fifteen) days from the date of issue of this notice.

Failure to comply with this direction shall result in the Authority initiating to remove, demolish, or alter such unauthorized development and to restore the land or building to its original condition at your risk and cost, without any further notice.

Signature & Seal of the Authority

GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT

FORM XI: Notice for Removal of Encroachment
(see rule 36(1))

No. **Date:**

To

_____
(Name and address of Defaulter)

Date:

Subject: **Notice of Remove of Encroachment**

Scheme No.: _____

Name of the Scheme Area: _____

It is hereby notified that the portion of land measuring [ ] in Survey No. [ ], situated at Village/Town [ ], Subdivision [ ], District [ ] and vested with this Authority under the provisions of the Sikkim Town and Country Planning Act, 2024 and the Sikkim Land Assembly and Development Scheme Rules, 2025, has been encroached upon by you.

You are hereby called upon to remove the said encroachment and vacate the land within twenty-one days from the date of issue of this notice.

Failure to comply with this notice will result in the Development Authority removing the encroachment without further notice and the cost of removal shall be recovered from you in accordance with the provisions of the Act and these rules.

Signature & Seal of the Authority

GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT

SCHEDULE A: Fees for Certified Copies and Extracts of Documents Related to Land Assembly and Development Scheme
(see rule 15(2)(c))

Sl. No.	Description of Document	Fee per Certified Copy (₹)	Remarks
1.	Certified copy of entire Scheme Plan (per sheet, A1/A2)	1000	Colour print, signed and sealed
2.	Certified copy of plot reconstitution plan (per sheet, A3/A4)	500	Black & white print, signed and sealed
3.	Certified extract of ownership statement (per plot)	200	Includes plot number, owner name, area, deductions
4.	Certified extract of cost recovery / compensation statement (per plot)	200	As approved in the Final Scheme
5.	Copy of Gazette Notification declaring intention to prepare Scheme	50	As published
6.	Copy of Gazette Notification sanctioning Final Scheme	50	As published

Notes:

1. The above fees include cost of certification but not postage or courier charges.

2. If the applicant requires the copy to be sent by post/courier, the actual postal/courier charges will be borne by the applicant in addition to the above fee.

3. All certified copies and extracts shall bear the official seal of the Development Authority and be signed by the Competent Officer.

4. Payment shall be accepted in cash, demand draft, or through approved electronic payment modes.